

TO: CANNON FALLS CITY COUNCIL
FROM: Neil Jensen, City Administrator
SUBJECT: Variance and Administrative Lot Split for St. Clair Street
(1200 6th Street N.)
DATE: August 3, 2021

BACKGROUND

A public hearing at the Planning Commission meeting was held on Monday, July 12, 2021 to consider a request by Goodhue County Habitat for Humanity for a Variance and Administrative Lot Split to allow another buildable lot next to 1200 6th Street N. This lot is currently zoned *R-B Residential Business District, PID 524800430*.

The following exhibits are enclosed to further describe the proposal:

1. Development Application from Goodhue County Habitat for Humanity
2. GIS Overhead Photos (2)
3. Survey from Rapp's Surveying
4. R-B Residential Business District Ordinance

Goodhue County Habitat for Humanity is requesting an Administrative Lot Split of 1200 6th Street N. This would create a second lot for a home for a small family. Minimum lot requirements for lots in this zone are 142' deep x 60' feet wide. If the lot split is approved, the remaining lot would be 105' deep x 71' wide. In order for the second lot to become a legal buildable lot in the R-B zoning district, a 37 ft. Variance to meet the minimum lot depth of 142 ft. is required.

The Planning Commission passed this Administrative Lot Split and Variance on a condition that *Public Works will lower the elevation of the current alley to accommodate Mr. Paulson's property so that he does not have runoff into his lot and undo hardship from the adjacent variance.*

REQUESTED COUNCIL ACTION

Please make a motion to approve Resolution 2564, Approving the Administrative Lot Split and Variance for Habitat for Humanity at 1200 6th St N., as recommended by the Planning Commission.



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: 1200 N 6th Street

Legal Description of Property: St. Clairs Terre Haute Doc #

671511 Lots 4 + 5 block 23 ex N15ft of Lot 4 ID#
2-0240-03700
3700

Owner of Record: Name: Misty N. Dearing Thomas Dearing

Daytime Phone: _____

Address: 1200 10th St. N
Cannon Falls MN

E-Mail Address: _____

Applicant (if other
than owner)

Name: Goodhue Co. Habitat for Humanity

Daytime Phone: 651-785-3800 651-327-2282 ^{Notary Stamp}

Address: 614 Plum St.

Red Wing MN

E-Mail Address: gch4hca@gmail.com

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- | | | | | |
|----------|--------------------------|---|-------------------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input checked="" type="checkbox"/> | Variance |
| | | <input type="checkbox"/> Concept | <input type="checkbox"/> | Interim Use Permit |
| | | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> | Amendment |
| | | <input type="checkbox"/> Final Plat | <input type="checkbox"/> | CUP/PUD |
| | | <input type="checkbox"/> Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 5/28/21

Date Submission Deemed to be Complete: _____

Give detailed description of project and reason for conditional use or variance, if applicable:

Goodhue Co Habitat wishes to purchase the west half of the afore mentioned lot to build a home for a mother with a child. The lot does not comply with the depth requirements and we seek a variance to make this home possible

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:

Property Owner

Date: _____

John G. Parkes
Applicant (if not the Property Owner)

Date: 5/27/2021

ArcGIS WebMap



July 7, 2021

- Township or Other Roads
- Township or Other Roads
- County Roads 1,200
- County Roads - Paved
- Parcels
- House Number
- PIN
- Full Name

1:360

Township or Other Roads

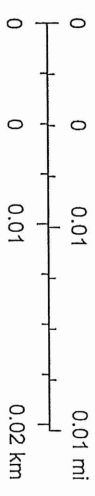
County Roads - Paved

Parcels

Township or Other Roads

House Number

ArcGIS WebApp Builder



Bk: 27/40
D0979

David G. Rapp

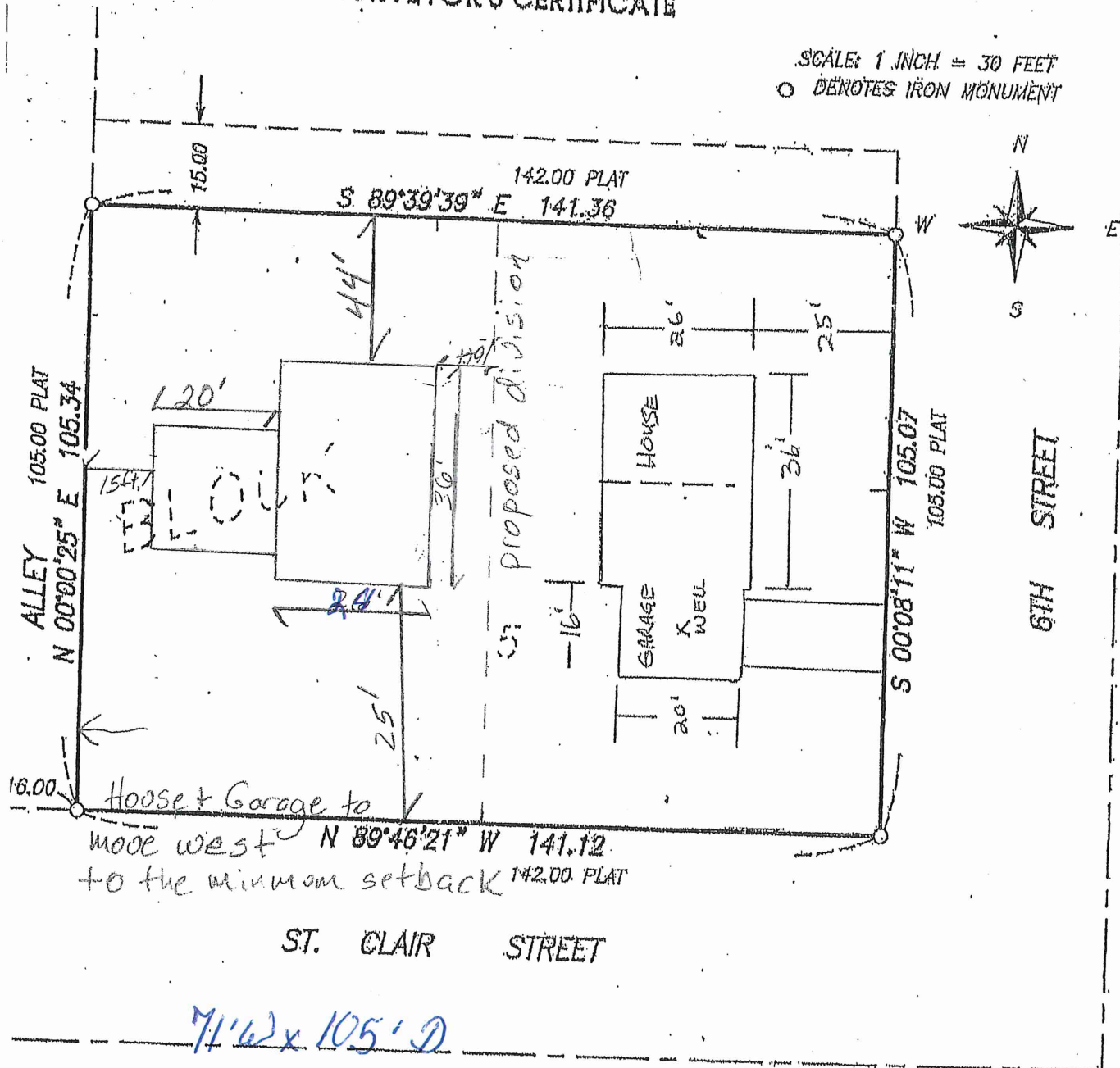
Registered Land Surveyor

45967 Hwy. 56 Blvd., Kenyon, MN 55946 507-789-5266

SURVEYOR'S CERTIFICATE

SCALE: 1 INCH = 30 FEET

○ DENOTES IRON MONUMENT



LEGAL DESCRIPTION:

Lots 4 and 5, Block 23, St. Clair's Terre Haute Addition to the City of Cannon Falls, according to the recorded plat thereof, Goodhue County, Minnesota. EXCEPT the north 15.00 feet of said Lot 4, Block 23.

Subject to all easements and restrictions of record, if any.

(D) Personal wireless service antennas not located on a public or quasi-public structure or existing tower provided that the applicable provisions of §§ 152.330 through 152.337 of this chapter are determined to be satisfied.

(Prior Code, § 11-57-4) (Ord. 258, passed 5-4-2006)

§ 152.589 INTERIM USES.

Subject to applicable provisions of this chapter, the following are interim uses in an R-M District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter: satellite TVROs greater than one meter in diameter as regulated by §§ 152.330 through 152.337 of this chapter.

(Prior Code, § 11-57-5) (Ord. 258, passed 5-4-2006)

§ 152.590 USES BY ADMINISTRATIVE PERMIT.

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in an R-M District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter:

(A) Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by §§ 152.385 through 152.389 of this chapter;

(B) Home occupations, as regulated by §§ 152.295 through 152.300 of this chapter; and

(C) Personal wireless service antennas located upon a public or quasi-public structure or existing tower as regulated by §§ 152.330 through 152.337 of this chapter.

(Prior Code, § 11-57-6) (Ord. 258, passed 5-4-2006)

R-B, RESIDENTIAL BUSINESS DISTRICT

§ 152.605 PURPOSE.

The purpose of the R-B, Residential Business District is to provide for an intermixing of low to medium density residential, including single-family detached and two-family dwellings, with low intensity business uses.

(Prior Code, § 11-58-1) (Ord. 258, passed 5-4-2006; Ord. 347, passed 9-20-2016)

§ 152.606 PERMITTED USES.

Subject to applicable provisions of this chapter, the following are permitted uses in an R-B District:

(A) Essential services;

(B) Public parks and playgrounds;

(C) Warehousing and indoor storage, not including mini-self storage facilities, provided:

(1) Warehousing shall only be allowed within buildings existing prior to the adoption of this subchapter;

(2) The footprint of the building shall not exceed 10,000 square feet in area;

(3) Buildings utilized for warehousing shall have direct access from a collector road with adequate capability to handle truck traffic, without intrusion upon residential streets;

(4) All storage shall be enclosed within the building;

(5) Additional landscaping and screening may be required to screen use from adjacent residential use;

(6) Truck traffic may be limited to hours set by the city; and

(7) Explosive and hazardous material shall not be stored on the site;

(D) Single family detached dwellings; and

(E) Two-family dwellings.

(Prior Code, § 11-58-2) (Ord. 258, passed 5-4-2006; Ord. 279, passed 4-3-2008; Ord. 347, passed 9-20-2016)

§ 152.607 PERMITTED ACCESSORY USES.

Subject to applicable provisions of this chapter, the following are permitted accessory uses in an R-B District:

(A) Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim and administrative permit in this subchapter, subject to applicable regulation of this chapter;

- (B) Fences as regulated by §§ 152.275 through 152.281 of this chapter;
- (C) Home offices;
- (D) Play and recreational facilities, accessory to an existing permitted use;
- (E) Secondary or accessory use antennas as regulated by §§ 152.330 through 152.337 of this chapter; and
- (F) Signs as regulated by §§ 152.350 through 152.359 of this chapter.
(Prior Code, § 11-58-3) (Ord. 258, passed 5-4-2006)

§ 152.608 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in an R-B District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

(A) Buildings combining residential and nonresidential uses allowed in this district, provided:

- (1) Commercial use shall be located at the street level floor of the principal building;
- (2) The residential and nonresidential uses shall not conflict in any manner; and
- (3) The residential building standards as required by this district are met.

(B) Elderly (senior citizen) housing provided that:

- (1) The provisions of § 152.210(C) of this chapter are being met;
- (2) Not more than 20% of the occupants may be persons 55 years of age or under (spouse of a person over 55 years of age or caretakers and the like);
- (3) To continue to qualify for the elderly housing classification the owner or agency shall annually file with the Zoning Administrator a certified copy of a monthly resume of occupants of a multiple dwelling, listing the number of tenants by age and clearly identifying and setting forth the relationship of all occupants 60 years of age or under to qualified tenants, or to the building;
- (4) There is adequate off-street parking in compliance with §§ 152.255 through 152.264 of this chapter;
- (5) Parking areas are screened and landscaped from view of surrounding and abutting residential districts in compliance with §§ 152.275 through 152.281 of this chapter;
- (6) All signing and informational or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter;
- (7) Elevator service is provided to each floor level; and
- (8) Usable open space at a minimum of 20% of the gross lot area.

(C) Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, provided that the applicable provisions of §§ 152.385 through 152.389 of this chapter are determined to be satisfied;

(D) Government buildings and public related utility buildings and structures necessary for the health, safety and general welfare of the city, provided that when abutting a residential use or a residential use district, the property is screened and landscaped in compliance with § 152.279 of this chapter;

(E) Personal wireless service antennas not located on a public structure or existing tower, provided that the applicable provisions of §§ 152.330 through 152.337 of this chapter are determined to be satisfied;

(F) Planned unit development residential, multiple-family dwelling structures as regulated by §§ 152.150 through 152.153 of this chapter and subject to the following conditions:

- (1) The provisions of § 152.210(C) of this chapter are being met;
- (2) The site of the principal use and its related parking is served by an arterial or collector street;
- (3) There is adequate off-street parking in compliance with §§ 152.255 through 152.264 of this chapter;
- (4) Parking areas are screened and landscaped from view of surrounding and abutting residential districts in compliance with §§ 152.275 through 152.281 of this chapter;
- (5) All signing and informational or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter;
- (6) Usable open space at a minimum of 20% of the gross lot area; and
- (7) Unit size.

(a) *Multiple-family dwelling units.* Multiple-family dwelling units, except for elderly housing dwelling units, shall have the following minimum floor area per unit.

Efficiency units	500 square feet
One bedroom units	700 square feet
Two bedroom units	800 square feet
More than two bedroom unit	An additional 80 square feet per bedroom

(b) *Exterior treatment.* The exterior of multiple-family dwelling structures shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance. In addition, multiple-family dwelling structures shall comply with the following requirements:

BB

1. A minimum of 25% of the combined area of all building exterior wall of a structure shall have an exterior finish of brick, stucco and/or natural or artificial stone; and

2. For the purposes of this section, the area of the building faced shall not include area devoted to windows, entrance doors, garage doors or roof areas;

(G) Medical offices and clinics, dental offices and clinics, professional offices and commercial (leased) offices, veterinary clinics (not including outside kennels) and funeral homes and mortuaries, provided that:

(1) Adequate off-street parking and loading space is provided in compliance with §§ 152.255 through 152.264 of this chapter;

(2) Vehicular entrances to parking or service areas shall create a minimum of conflict with through traffic movement;

(3) When abutting a residential use, a buffer area with screening and landscaping in compliance with § 152.279 of this chapter shall be provided; and

(4) All signs and information or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter.

(H) Nursing homes and similar group housing, hospitals, sanitariums or similar institutions, provided that:

(1) Side yards are double the minimum requirements established for this district and are screened in compliance with § 152.279 of this chapter;

(2) Only the rear yard shall be used for play or recreational areas. The area shall be fenced and controlled and screened in compliance with § 152.279 of this chapter;

(3) The site shall be served by an arterial or collector street as defined by the Comprehensive Plan of sufficient capacity to accommodate traffic which will be generated;

(4) All signing and information or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter;

(5) All state laws and statutes governing the use are strictly adhered to and all required operating permits are secured; and

(6) Adequate off-street parking and loading space is provided in compliance with §§ 152.255 through 152.264 of this chapter.

(I) Personal wireless service antennas not located on a public structure or existing tower, provided that the applicable provisions of §§ 152.330 through 152.337 of this chapter are determined to be satisfied;

(J) Public or semi-public recreational buildings and community centers, public and private educational institutions and religious institutions provided that:

(1) Side yard shall be double that required for the district, but no greater than 30 feet;

(2) Adequate screening from abutting residential uses and landscaping is provided in compliance with §§ 152.275 through 152.281 of this chapter; and

(3) Adequate off-street parking and loading space is provided in compliance with §§ 152.255 through 152.264 of this chapter.

(K) Retail commercial activities, provided that:

(1) Merchandise is sold at retail;

(2) Adequate off-street loading is provided in compliance with §§ 152.255 through 152.264 of this chapter;

(3) Vehicular entrances to parking or service areas shall create a minimum of conflict with through traffic movement;

(4) When abutting a residential use, a buffer area with screening and landscaping in compliance with § 152.279 of this chapter shall be provided; and

(5) All signs and information or visual communication devices shall be in compliance with §§ 152.350 through 152.359 of this chapter.

(L) Motor fuel stations provided the following.

(1) *Motor fuel facilities.* Motor fuel facilities shall be installed in accordance with state and city standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(2) *Architectural standards.*

(a) As a part of the conditional use permit application, a color illustration of all building elevations shall be submitted.

(b) The architectural appearance, scale and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting.

(c) All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to § 152.208 of this chapter.

(d) Exterior wall treatments like brick, stone (natural or artificial), decorative concrete block and stucco shall be used.

(3) *Canopy.* A protective canopy structure may be located over the pump island(s) as an accessory structure. The canopy shall meet the following performance standards.

(a) The edge of the canopy shall be 30 feet or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained.

(b) The canopy shall not exceed 18 feet in height and shall provide 14 feet of clearance to accommodate a semitrailer truck passing underneath.

(c) The canopy fascia shall not exceed three feet in vertical height.

(d) Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination may not exceed 115 foot candles below the canopy at ground level.

(e) The architectural design, colors and character of the canopy shall be consistent with the principal building on the site.

(f) Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that the individual canopy sign does not exceed more than 20 % of the canopy facade facing a public right-of-way.

(g) Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.

(4) *Pump islands.* Pump islands shall comply with the following performance standards.

(a) Pump islands shall be elevated six inches above the traveled surface of the site.

(b) All pump islands shall be set at least 30 feet back from any property line. Additionally, the setback between the pump islands curb face shall be at least 24 feet.

(5) *Dust control and drainage.* The entire site other than taken up by a building, structure or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer. Drainage from all fueling areas shall be

directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:

(a) A minimum of 400 cubic feet of permanent pool storage capacity per acre of drainage area;

(b) A minimum pool depth of four feet;

(c) A minimum oil containment capacity of 800 gallons; and

(d) Minimum maintenance/inspection of two times per year and/or after measurable spill events. A measurable spill shall be defined by the State Pollution Control Agency (MPCA). Any measurable spill event must be reported to the MPCA.

(6) *Landscaping.*

(a) At least 35% of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property.

(b) At the boundaries of the lot, the following landscape area shall be required.

1. From side and rear property lines, an area of not less than ten feet side shall be landscaped in compliance with § 152.278 of this chapter.

2. From all road rights-of-way, an area of not less than 15 feet wide shall be landscaped in compliance with § 152.278 of this chapter.

3. Where lots abut residentially zoned property, a buffer yard of not less than 20 feet wide shall be landscaped and screened in accordance with § 152.278 of this chapter.

4. The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

(7) *Exterior lighting.* The lighting shall be in compliance with § 152.187 of this chapter. A comprehensive lighting plan shall be submitted as part of the conditional use permit application and shall be subject to the following performance standards.

(a) *Canopy lighting.* Canopy lighting under the canopy structure shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination below the canopy may not exceed 115 foot candles at ground level.

(b) *Perimeter lighting.* Lighting at the periphery of the site and building shall be directed downward and individual lights shall not exceed 15 foot candles at ground level.

(c) *Illumination.* Maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line with an adjoining residential property or any public property.

(d) *Access.* Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with §§ 152.255 through 152.264 of this chapter.

(8) *Circulation and loading.* The site design shall accommodate adequate turning radius and vertical clearance for a semitrailer truck. Designated loading areas shall be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates.

(9) *Parking.*

(a) Parking spaces shall be calculated solely based upon the use(s) and the square footage of the principal building(s).

(b) Parking spaces shall be screened from abutting residential properties in accordance with § 152.279 of this chapter.

(10) *Noise.* Public address system shall not be audible at any property line. Playing of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in § 152.191 of this chapter.

(11) *Outside storage, sales and service.* No outside storage or sales shall be allowed, except as follows.

(a) Public phones may be located on site as long as they do not interrupt on-site traffic circulation and are not located in a yard abutting residentially zoned property.

(b) Propane sales of 20-pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meet all State Uniform Building and Fire Codes.

(c) A compressed air service area may be located on site as long as it does not interrupt on-site traffic circulation.

(d) Accessory outdoor services, sales or rental as regulated by § 152.650(B) of this chapter.

(12) *Litter control.* The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles shall be provided at a convenient location on site to facilitate litter control.

(13) *Additional stipulations.* All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.

(Prior Code, § 11-58-4) (Ord. 258, passed 5-4-2006)

§ 152.609 INTERIM USES.

Subject to applicable provisions of this chapter, the following are interim uses in an R-B District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter:

(A) Satellite TVROs greater than one meter in diameter as regulated by §§ 152.330 through 152.337 of this chapter;

(B) Special home occupations, as regulated by §§ 152.295 through 152.300 of this chapter; and

(C) Use of land or buildings allowed by §§ 152.606 (Permitted Uses); 152.607 (Accessory Uses); 152.608 (Conditional Uses); and for light industrial use within an existing building previously used for industrial purposes.

(Prior Code, § 11-58-5) (Ord. 258, passed 5-4-2006; Ord. 305, passed 8-3-2010)

§ 152.610 USES BY ADMINISTRATIVE PERMIT.

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in an R-B District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter:

(A) Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by §§ 152.385 through 152.389 of this chapter; and

(B) Personal wireless service antennas located upon a public or quasi-public structure or existing tower, as regulated by §§ 152.330 through 152.337 of this chapter.

(Prior Code, § 11-58-6) (Ord. 258, passed 5-4-2006)

§ 152.611 LOT REQUIREMENTS AND SETBACKS.

(A) Except for Single-family detached and two family dwellings, the following minimum requirements shall be observed in an R-B District subject to additional requirements, exceptions and modifications set forth in this chapter:

Minimum lot area	
Elderly	1,000 square feet per unit
Multiply-family	2,500 square feet per unit
Other uses	15,000 square feet
Minimum lot depth	120 feet
Minimum lot width	100 feet
Minimum setbacks	
Front	25 feet
Rear	25 feet, not less than 35 feet for a nonresidential use on a rear yard abutting a single-family residential zoning district
Side	15 feet, not less than 25 feet on a side yard abutting a street
Zero lot line	Side yard setback requirements shall not be applied to common walls of multiple-family dwellings

(B) The following minimum requirements shall be observed for single-family detached and two-family dwellings subject to additional requirements, exceptions and modifications set forth in this chapter:

Minimum lot area		
Single-family	8,520 square feet	
Two-family (per unit)	5,000 square feet	
Minimum lot depth		
Single and Two Family	142 feet	
Minimum lot width		
Single-family	60 feet	
Two-family	80 feet	

Minimum setbacks		
Front	25 feet ✓	
Rear	20 feet ✓	
Side	Interior	10 feet
	Corner	20 feet
	Common wall	0 feet
Rear/side detached accessory	5 feet	
Garage accessing alley	15 feet	

(Prior Code, § 11-58-7) (Ord. 258, passed 5-4-2006; Ord. 347, passed 9-20-2016)

§ 152.612 BUILDING REQUIREMENTS.

The following building requirements shall be observed in an R-B District.

(A) All structures shall be limited to a maximum height of three stories or 45 feet, however, building heights in excess of the prescribed standard may be permitted through a conditional use permit, provided that the requirements of § 152.207(A) of this chapter are met.

(B) Dwelling unit floor area shall be governed by § 152.210 of this chapter.

(C) Accessory structures shall be governed by §§ 152.230 through 152.241 of this chapter.
(Prior Code, § 11-58-8) (Ord. 258, passed 5-4-2006)

B-1, CENTRAL BUSINESS DISTRICT

§ 152.625 PURPOSE.

The purpose of the B-1, Central Business District is to provide for the establishment of commercial and service activities which draw from and serve customers from the community and surrounding area.
(Prior Code, § 11-60-1) (Ord. 258, passed 5-4-2006)

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2564

**VARIANCE AND ADMINISTRATIVE LOT SPLIT FOR GOODHUE COUNTY
HABITAT FOR HUMANITY AT 1200 6TH STREET N.**

WHEREAS, Goodhue County Habitat for Humanity has made application for a Variance and Administrative Lot Split at 1200 6th Street N. (PID 524800430), as regulated by the Zoning Ordinance, and

WHEREAS, the purpose of the Administrative Lot Split request is to create a second lot that is 105' deep x 71' wide. Current ordinance regulations in the R-B Residential Business District require a minimum lot size of 142' deep x 60' wide. The 37 ft. Variance will allow this second lot to meet the minimum lot depth of 142 ft. that is required for a buildable lot.

WHEREAS, the Planning Commission conducted a hearing on July 12, 2021 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Variance and Administrative Lot Split is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan, with the condition that Public Works will lower the elevation of the current alley to accommodate Mr. Paulson's property so that he does not have runoff into his lot and undo hardship from the adjacent variance.

NOW THEREFORE, BE IT RESOLVED that the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Variance and Administrative Lot Split be approved.

NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the finding of the Planning Commission which are hereby adopted by the City Council that the Variance and Administrative Lot Split be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Chapter 152 and the State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 3rd day of August, 2021.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST:_____
Neil L. Jensen, City Administrator